

Midtown Small Area Plan

December 4, 2018

What is Midtown?



Why Are We Planning?

- City Comprehensive Plan



“Planned Mobility”



Calls for further planning in each “planning area”

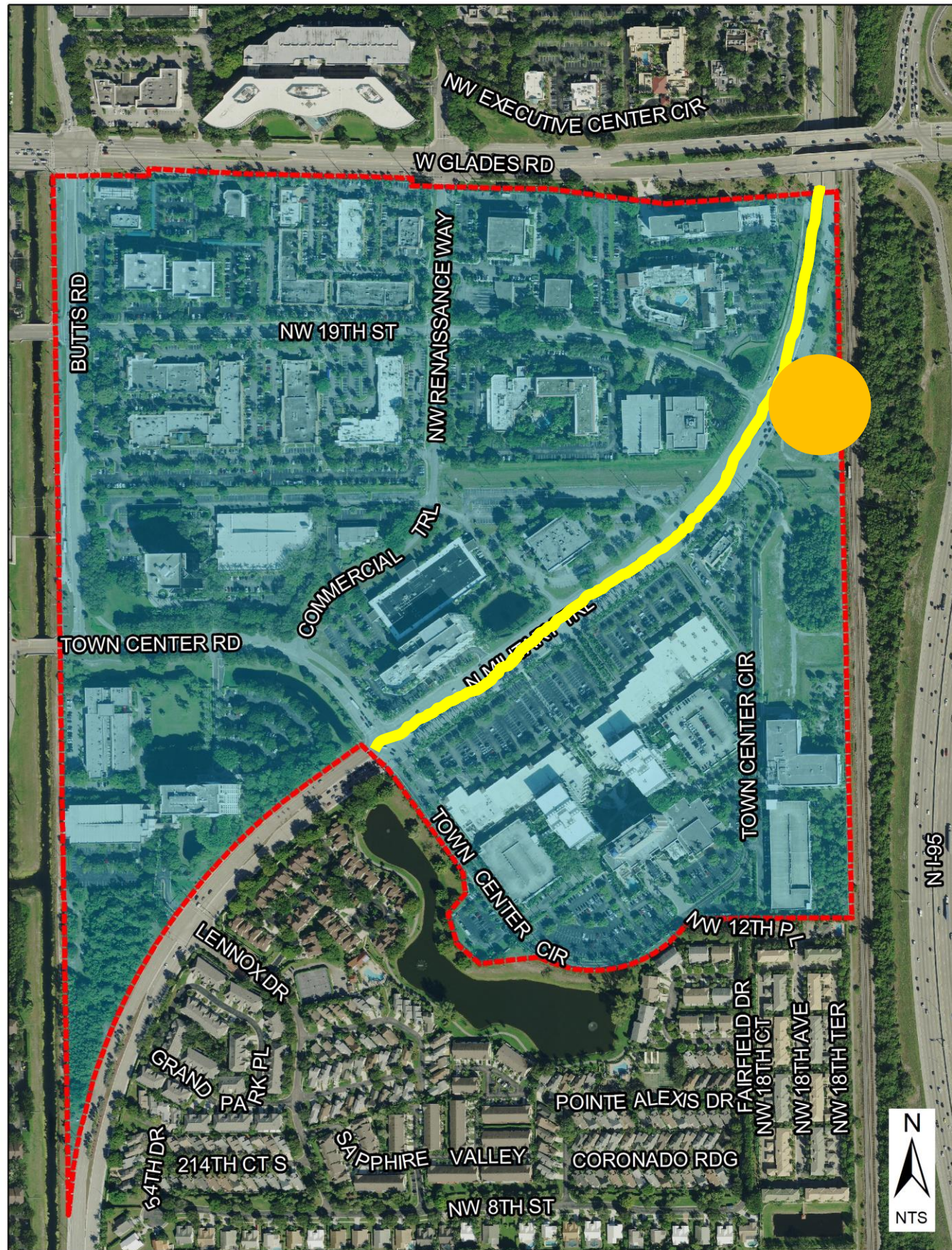
- Redevelopment Interest / Pressure
- “Dated” / Refresh Needed?
- New Tri-Rail Station??

Process

1. Data Gathering / Analysis
2. Public Visioning Session – May 23, 2018
3. Continuous Public Input – Email, Website, Phone Calls, etc.
4. City Council Update / Direction – August 20, 2018
5. Develop Concepts
6. City Council Report – October 9, 2018

Considerations





NW EXECUTIVE CENTER CIR

W GLADES RD

BUTTS RD

NW 19TH ST

NW RENAISSANCE WAY

COMMERCIAL TRL

TOWN CENTER RD

NW 17TH AVE

TOWN CENTER CIR

TOWN CENTER CIR

NW 12TH PL

LENNOX DR

GRAND PARK PL

54TH DR

214TH CT S

SAPPHIRE VALLEY

NW 8TH ST

POINTE ALEXIS DR

CORONADO RDG

FAIRFIELD DR

NW 18TH CT

NW 18TH AVE

NW 18TH TER

NI-95



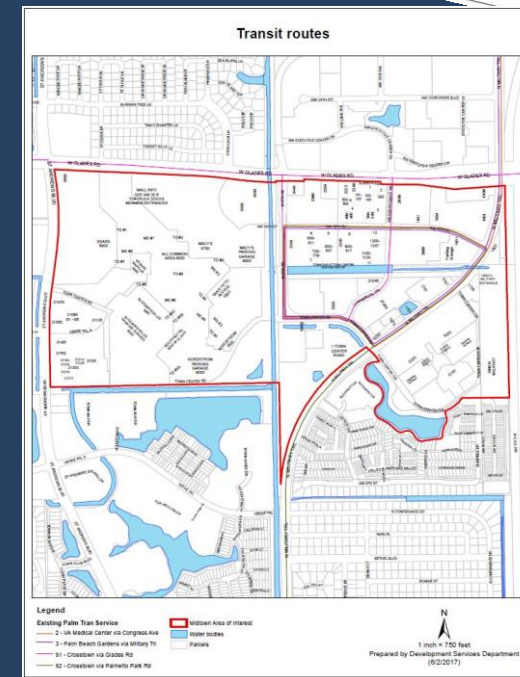
Considerations

- Existing Auto-Oriented Development Pattern
- Strategic Location
- Existing Significant Employment Hub
- Military Trail is Significant Transportation Thoroughfare
- Relationship to Town Center Mall
- Some Uses/Development “Dated”
- Infrastructure Constraints

Midtown Traffic Evaluation

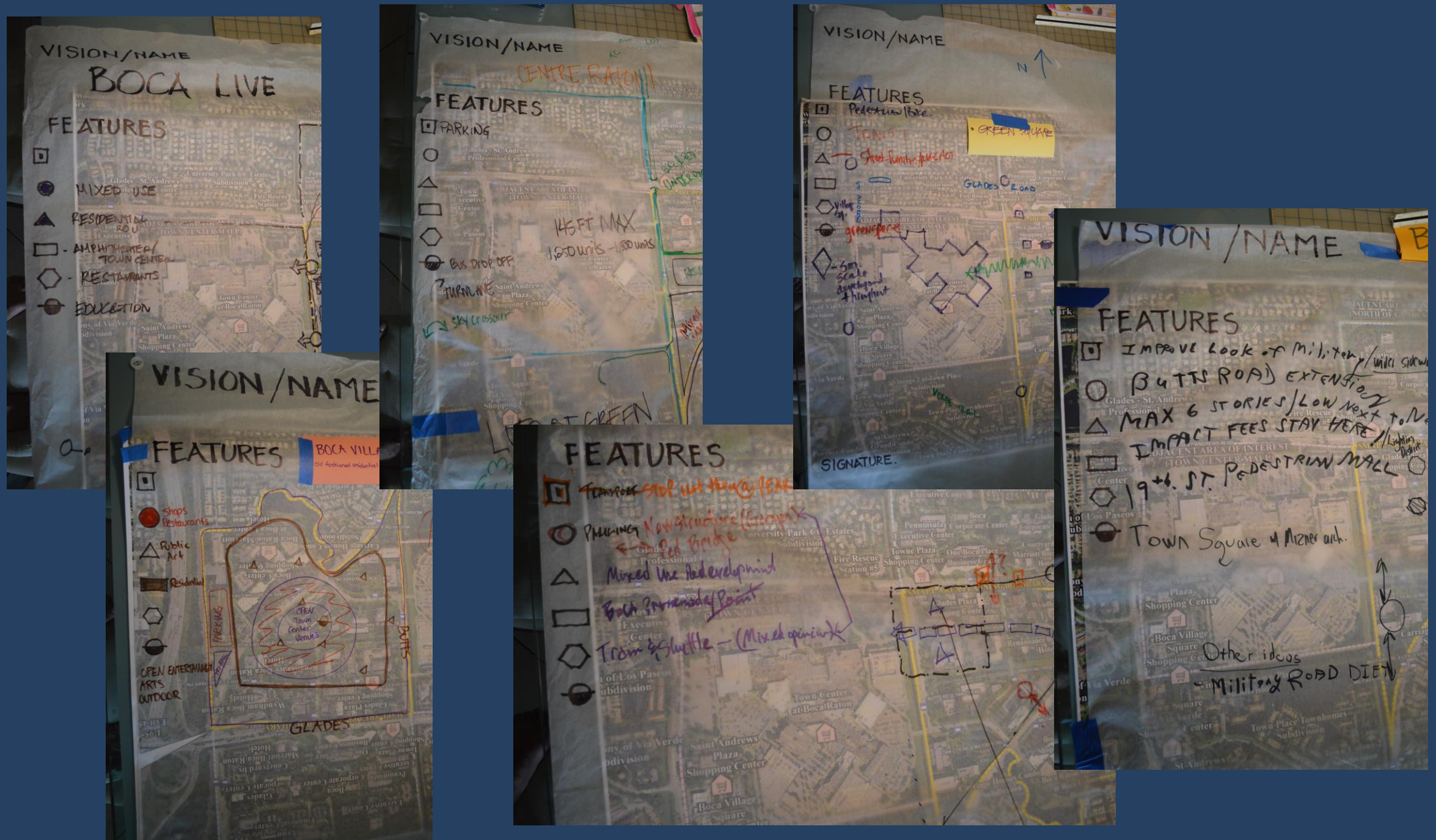
Proposed Land Use Amendment

Prepared By:
Boca Raton Traffic Division
August 31, 2017





Vision Development



Consensus Items

- Revitalization Needed
- Need to create / enhance “sense of place”
- Preserve / create public open / green space
- Improved aesthetics – streetscapes, landscaping, architectural character, etc.
- Improved multimodal transportation – especially improved walkability

Guiding Principles

- Phased Approach
- Supplemental Steps Toward the Goal of Planned Mobility
- Considers – but does NOT depend on or require – potential Tri-Rail station
- Beautification
- Create Sense of Place
- Public Safety

Recommendations – Design/Physical

- Encourage Mobility Options
- Complete Streets Improvements / Design Standards
- Improve General Walkability/Bikeability & Connectivity
- Explore connections from new bike lanes to connect to existing bike trails and parks north and south
- Street Trees

Recommendations – Design/Physical

- Street Lighting Improvements
- Anticipate Modern Mobility Options
- Parking Management Strategies
- Improve Connectivity of Planning Area with Town Center Mall

Recommendations – Policy/Governance

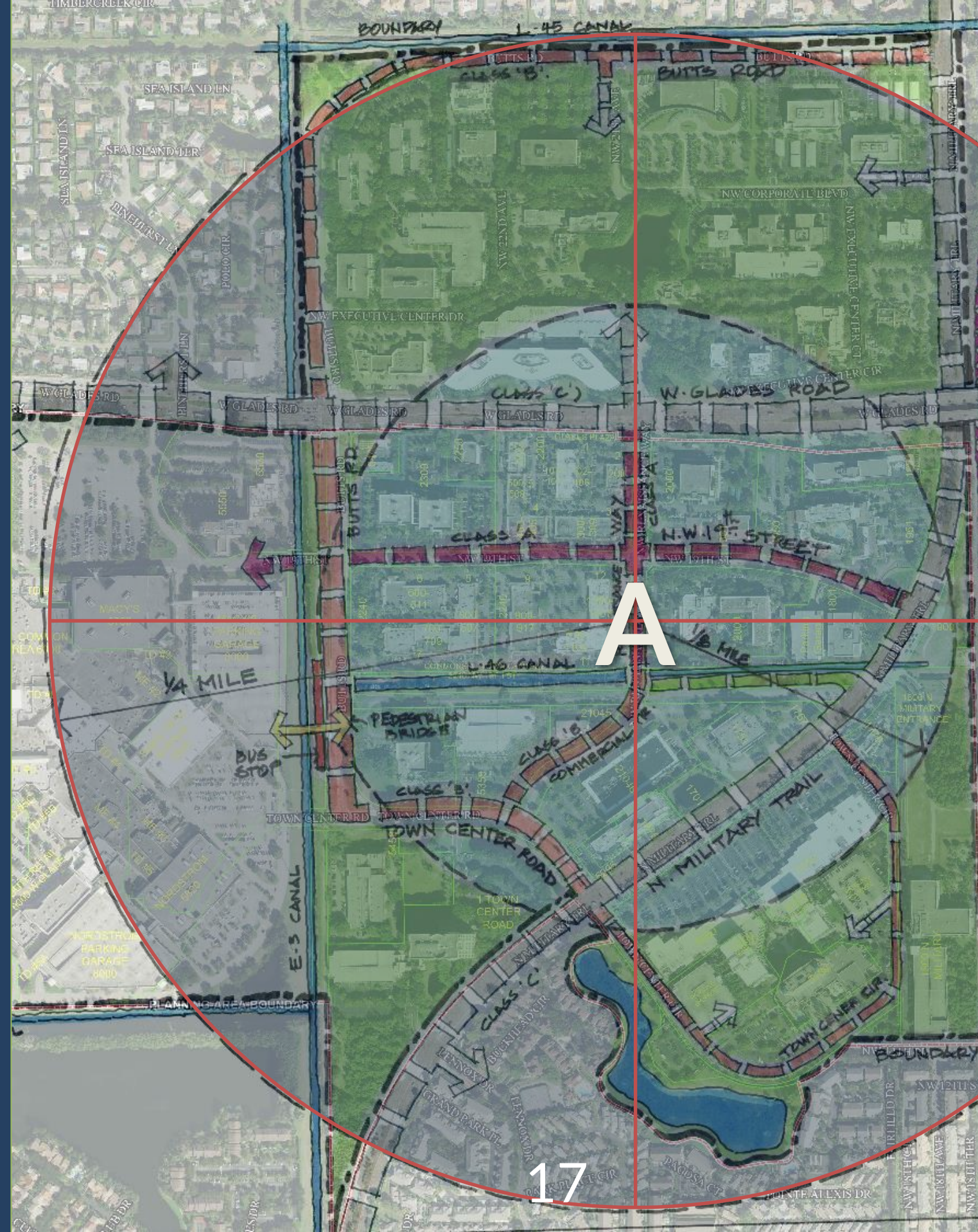
- Enact Revised Land Development Regulations
- Community/Business Owner/Property Owner Collaboration
- Events / Promotions
- Congestion/Parking Management
- Commuting Study
- Incremental Steps Toward Realizing the Vision

Recommendations – Marketing/Funding

- Encourage Public / Private Partnerships
- Enhance Identity / Branding
- Glades Road / Military Trail – already budgeted money
- Consider Special Taxing District

Walkability Scale

- Center: NW 19th St./ Renaissance Way
- 1/8 and 1/4 mile radii

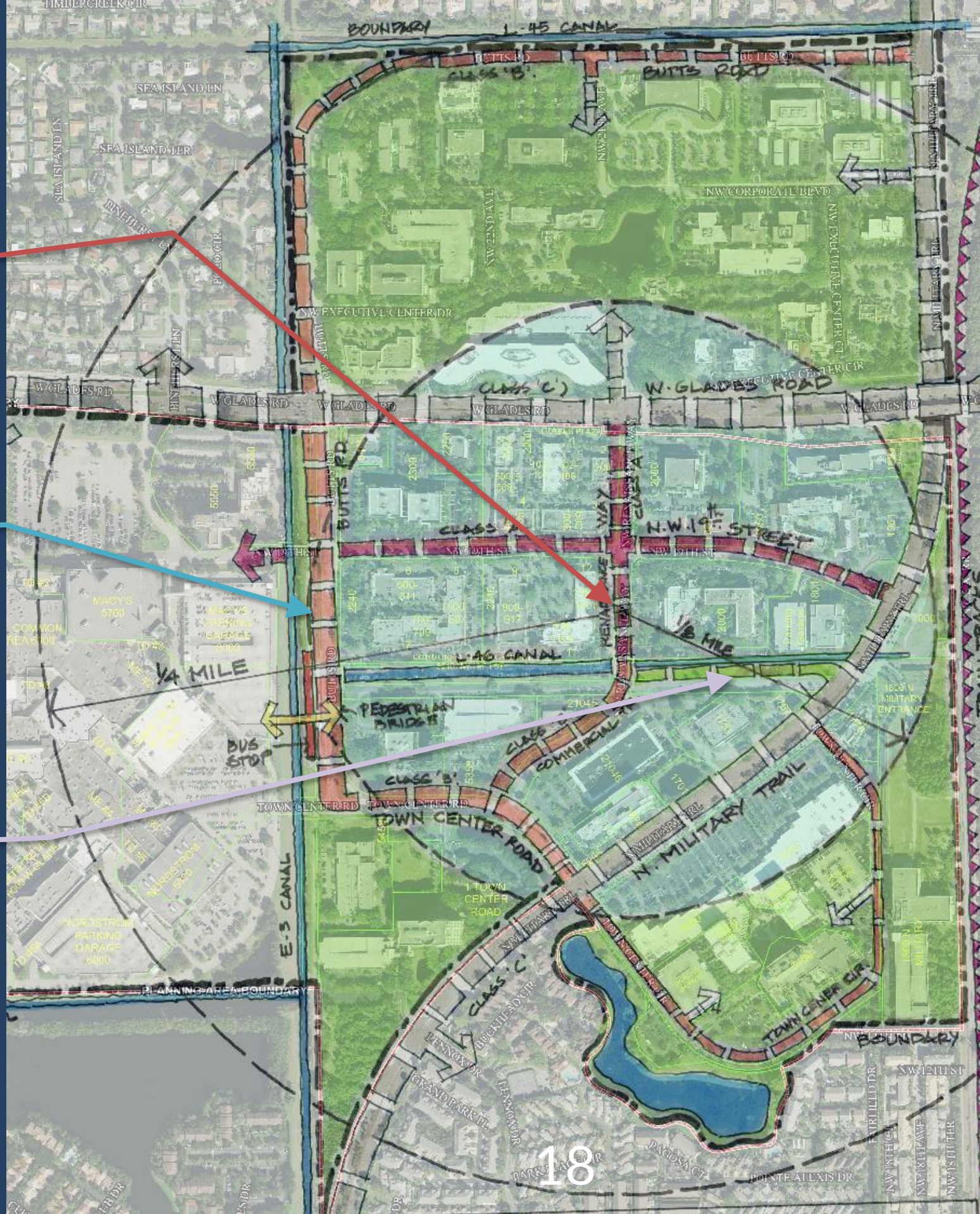


Plan Elements- Design/ Layout

19th and Renaissance - Complete Streets Improvements – 1st Tier

Butts Road– Complete Streets Improvements – 2nd Tier

Linear Park Concept



Plan Elements- Design/ Layout

Potential Roundabouts

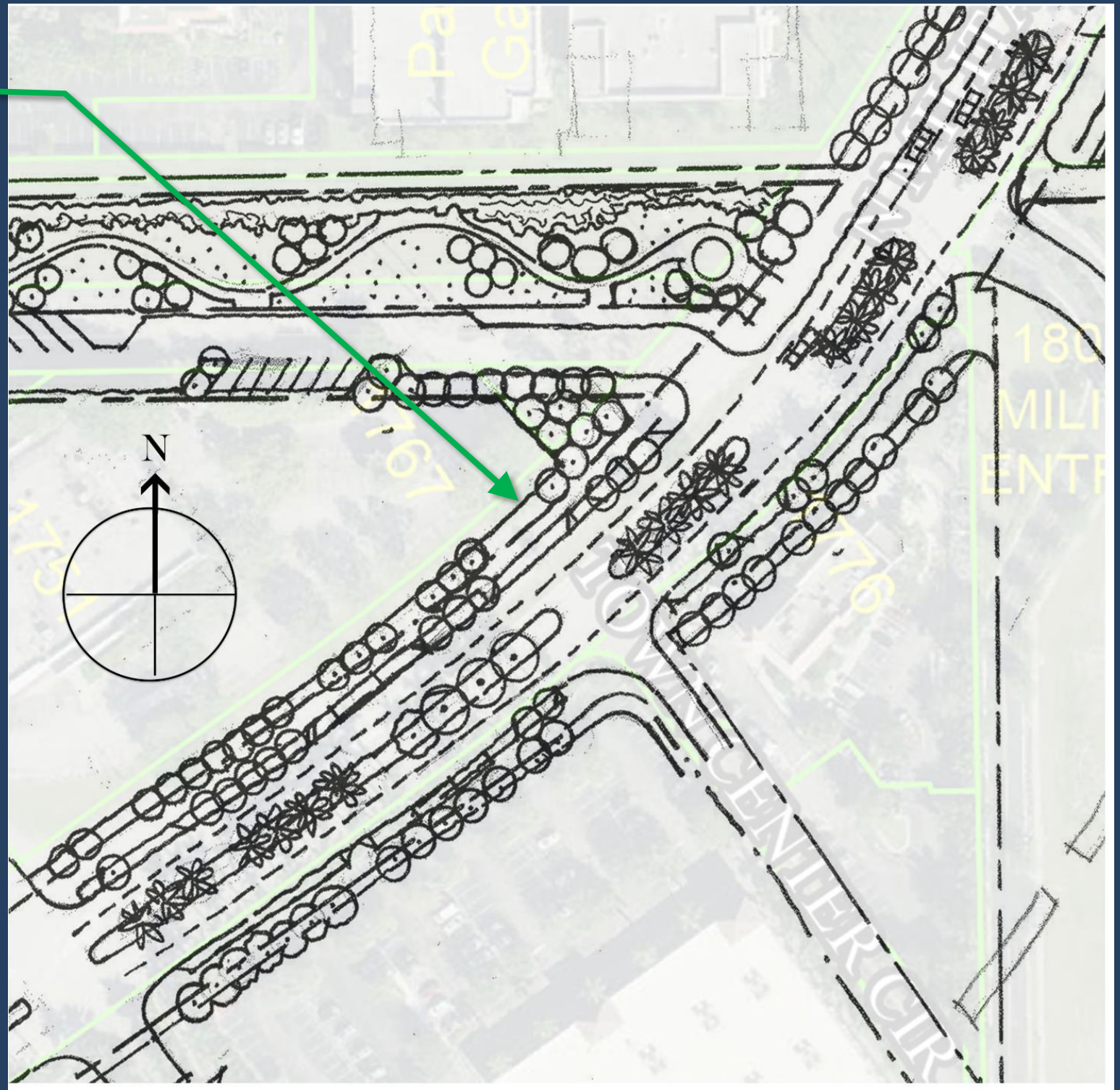
Military Trail –
Beautification/Improved
Walkability



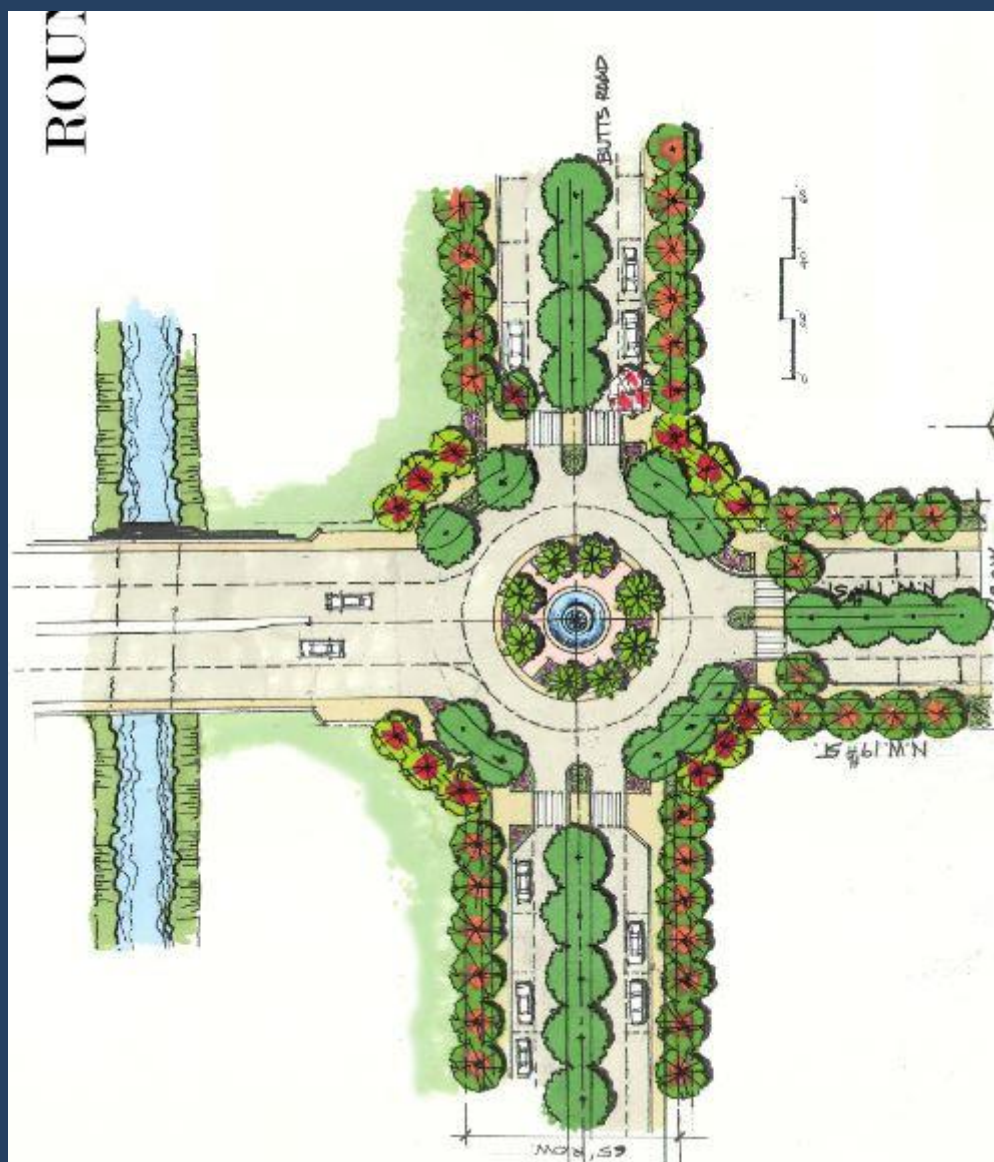
Pedestrian linkage/greenway



Military Trail-
Beautification /
Improved Walkability

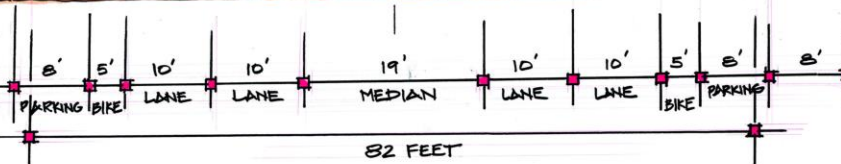






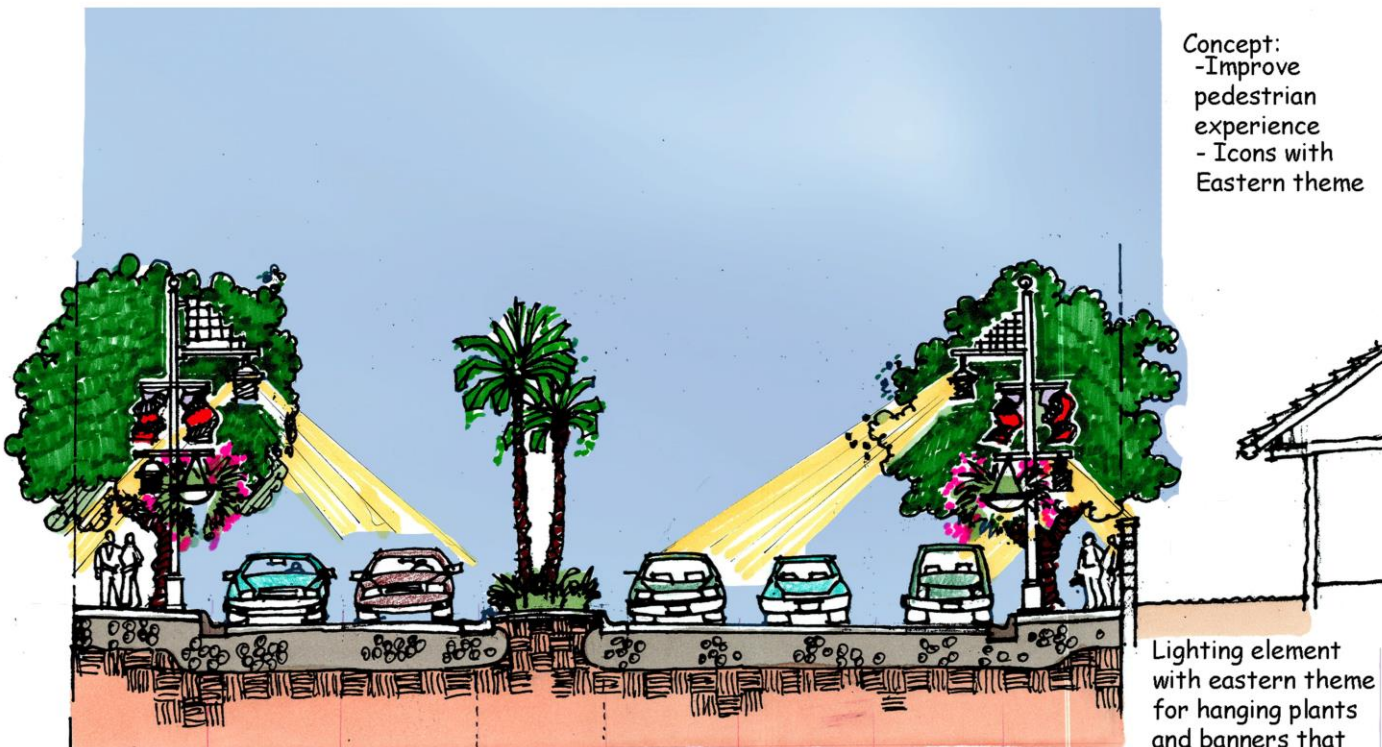


Concept:
 -Improve pedestrian experience
 -Use icons of Eastern background to create a sense of place
 -Zero lot line experience on one side with a 15 foot setback on the other
 -Create tree line pedestrian boulevard on the setback side



Lighting element with eastern theme for hanging plants and banners that serves both pedestrians and vehicles

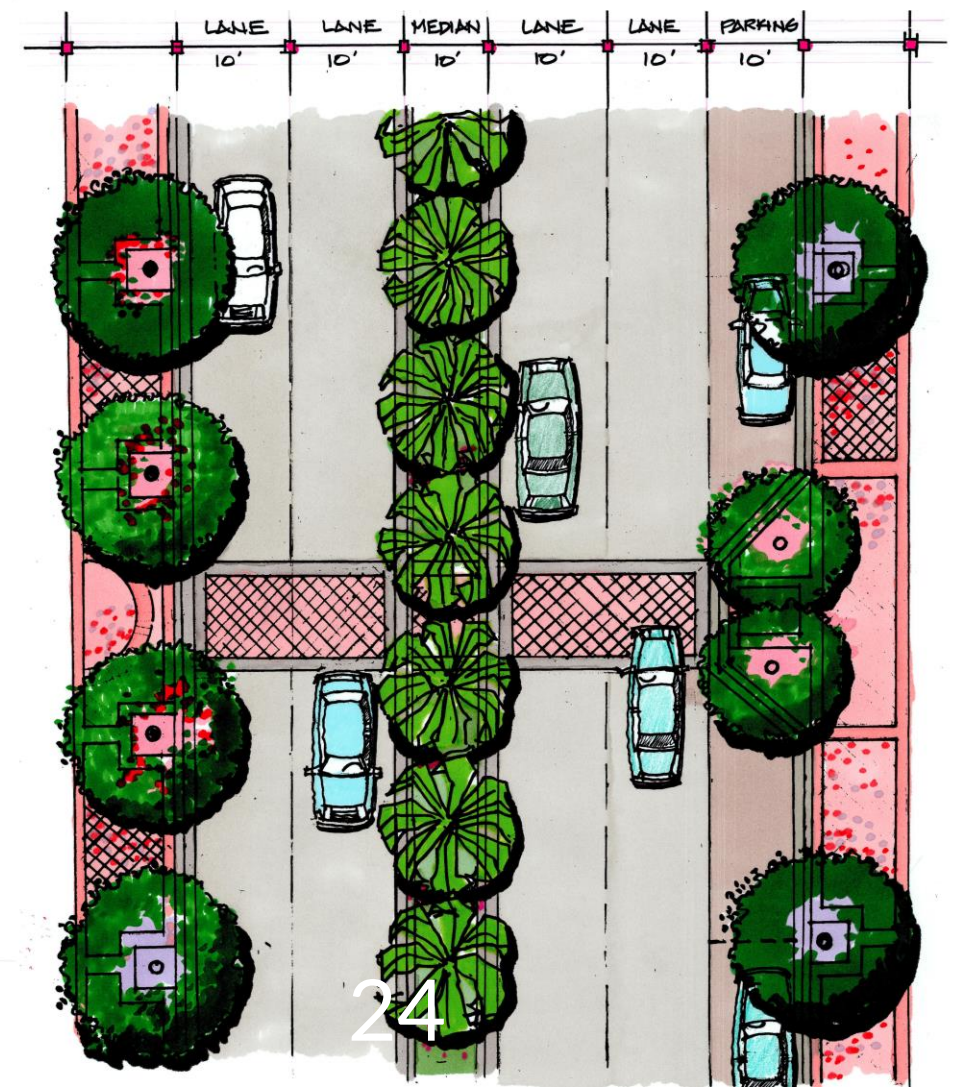
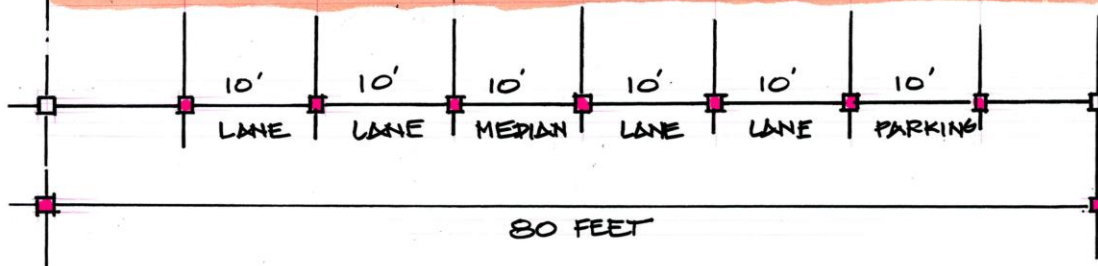
Palm trees in median with shade trees on sidewalk on both sides



Concept:
 -Improve pedestrian experience
 -Icons with Eastern theme

Lighting element with eastern theme for hanging plants and banners that serves both pedestrians and vehicles

Christmas palms in median and shade trees on the sidewalk on both sides





THANK YOU!